



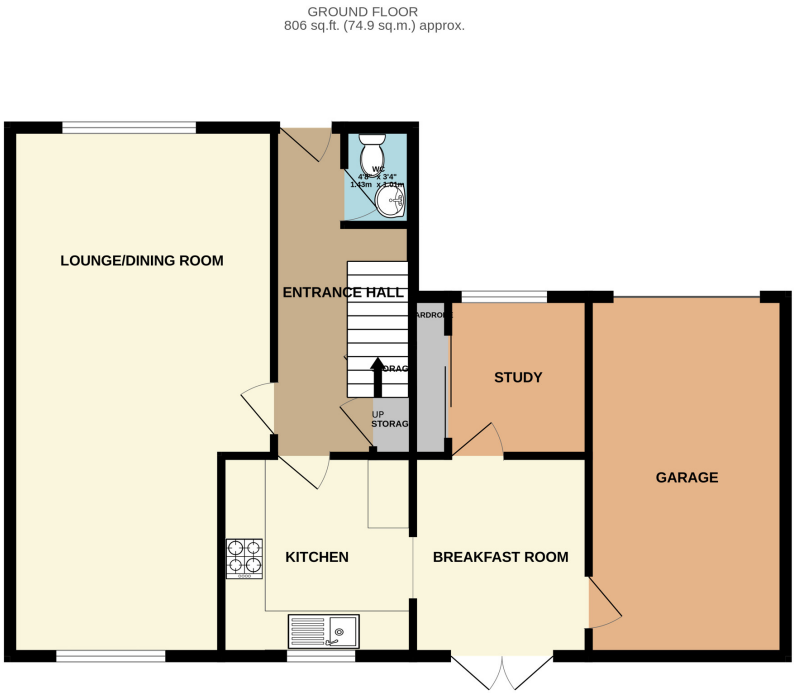
Clements Mead, Tilehurst, Reading, Berkshire.

£495,000 Freehold

Offered to the market is this well presented extended three bedroom linked detached family home, which has the potential to be extended even further subject to the relevant planning permissions. The property has access to various local primary & secondary schools, while being close to a bus route which leads to Reading town centre and is a reasonable distance from Tilehurst train station and various local shops and amenities. Further accommodation includes a lounge/ dining room, separate breakfast room, study, downstairs WC and refitted kitchen. Other features include an enclosed rear garden, single garage with driveway parking, double glazed windows and gas central heating.

- Three Bedrooms
- Lounge / Dining Room
- Downstairs W/C
- Refitted Kitchen
- Separate Breakfast Room
- Study
- Garage & Driveway Parking
- Potential to Extend (STPP)





TOTAL FLOOR AREA : 1301 sq.ft. (120.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Description

Ground Floor	Bedroom Two
Entrance Hall	Bedroom Three
Downstairs WC	Bathroom
Lounge/ Dining Room	Outside
Refitted Kitchen	Single Garage & Driveway Parking
Breakfast Room	Rear Garden
Study	Council Tax Band
First Floor	E
Landing	
Bedroom One	